

APPLICATION FOR SUBDIVISION OR BOUNDARY LINE ADJUSTMENT PERMIT
TOWN OF GREENSBORO
PO Box 119, Greensboro, VT 05841
(802) 533-2640 Fax (802) 533-2191
zoning@greensborovt.org

FOR ADMINISTRATIVE USE ONLY

Application Number: 2023-014 Tax Map Number 56-0031.2
Zoning District Shoreland Protection District + Rural Lands
Date Application Received 5 / 8 / 2023 Fee Paid \$ chk # 6153 100⁰⁰ 5.9.2023
chk # 6165 140⁰⁰
Reason: _____

Please provide all of the information requested in this application. Failure to provide all required information will delay the processing of this application. Submit the completed application and a check payable to the *Town of Greensboro*.

Applicant(s):

Name(s): John R. Guilmette & Janice D. Guilmette (see also abutter, Maureen J. Roianov, below)
Mailing Address: 1408 Peacham Pond Rd., Marshfield, VT 05658
Telephone(s) Home: 802-426-3595 Work: _____ Cell: 802-760-0832
E-Mail: johnr.guilmette@gmail.com; jdguilmette@gmail.com

Landowner(s) (if different from applicant(s)): Abutter who is part of the Boundary Line Adjustment

Name(s): Maureen J. Roianov
Mailing Address: 918 Eligo Lake Road, Hardwick, VT 05843
Telephone(s) Home: _____ Work: _____ Cell: _____
E-Mail: maureenroianov@gmail.com

Physical Location of Property (911 address):

918 Eligo Lake Road and 1043 Eligo Lake Road

Necessary Permits:

- State Septic Permits - required prior to approval WW-7-4283-3 and WW-7-4283-4
 State Potable Water Supply Permits - required prior to approval same (along w/deferrals for non-build lots)
 Site visit approval **Application cannot be approved until after site visit by the zoning administrator.**
Schedule site visit when completed application is submitted. Visit Waived

Property Description:

Acreage in current lot 17.85 acres owned by Guilmettes
(Please Note: If your property is enrolled in the Current Use Program, your subdivision application may impact your Current Use status. Please verify your status with Vermont Property Valuation and Review, Current Use Program at 802-828-6633).

Acreage in proposed lot(s) Guilmettes plan to convey 15.68 acres to Roianov and retain 2.17 acres.

All proposed lots must meet the dimension requirements of the Zoning District in which they are located. Boundary Line Adjustments will not make complying lots nonconforming and will not increase the nonconformance of any existing lot. (initial of applicant(s)) JRS JDS MR

Sketch or attach a general plot plan showing the following:

1. Location of property.
2. Location of buildings on property (if applicable).
3. Location of driveway (if applicable).
4. Location of well and septic system (if applicable).
5. Proposed subdivision or boundary line adjustment.

See survey plat by Shane Clark of Truline Land Surveyors dated April, 2022 certified March 28, 2023. Please note that the survey's use of the word "lot" is intended to describe an area, not formally subdivided lots.

Guilmettes plan to convey the following lots to merge with Roianov's existing lots 1B & 2B:

Lot 2C of 15.66 acres

Lot 1C of 0.02 acre

Guilmettes plan to retain:

Lot 1D of 0.07 acre

Lot 2D of 1.41 acres

Lot 2F of 0.69 acre

Please note that, consistent with a Boundary Line Adjustment, No New Parcel is being created. This is just a shift in boundaries between abutters.

Permission to Enter Property & Applicant Certification Signatures

Signing of this application authorizes the Zoning Administrator to enter onto the premises for the purpose of verifying information presented.

The undersigned hereby certifies that the information submitted in this application regarding the above property is true, accurate and complete and that I (we) have full authority to request approval for the proposed use of the property and any proposed structures. I (we) understand that any permit will be issued in reliance of the above representations and will be automatically void if any are untrue or incorrect.

This permit is void if the development under this permit is not begun within one year of the date of approval or if construction is not completed within two years.

Construction may not be started until 15 days from the date of approval on this permit.

Signature of Applicant(s) John R. Guilmette Date 4/11/2023
John R. Guilmette

Signature of Landowner(s) Janice D. Guilmette Date 4/11/2023
Janice D. Guilmette

Note: Failure to develop your property in accordance with your application and any conditions of this permit may result in an enforcement action and may affect your ability to sell or transfer clear title to your property.

Maureen J. Roianov Date 4/11/2023
Maureen J. Roianov (co-applicant, abutter)

Appeal from a decision or act of the Zoning Administrator must be made in writing to the Development Review Board, c/o the Town Clerk's Office at the address shown above, with the appropriate fee, within 15 days of the decision or act. Failure to appeal this decision will mean that all interested persons are bound by this decision and will foreclose these persons from contesting this decision either directly or indirectly in the future. **This permit shall not take effect until the time for such appeal has passed.**

Please note that this is only a local permit and state permits may be needed for your project. Please contact the Permit Specialist at the VT Agency of Natural Resources at (802)751-0130.

FOR ADMINISTRATIVE USE ONLY	
{ } Approved { } Denied _____	
Date: _____	Signature: _____
Remarks and/or Conditions: _____	

May 25, 2023
Forwarded to DRB.
[Signature]

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Grantors, **John R. Guilmette** and **Janice Daniels Guilmette**, a married couple of Punta Gorda, Florida and Peacham, Vermont, in consideration of at least ten dollars and other valuable consideration conveyed to their full satisfaction by Grantee, **Maureen J. Rolanov**, an unmarried person of Greensboro, Vermont, do freely grant, sell, convey and confirm to **Maureen J. Rolanov**, and her heirs and assigns forever, certain land and premises including improvements, (hereinafter "property") consisting of 15.68± acres, located in the Town of Greensboro, Washington County, State of Vermont, located on Eligo Lake Road a.k.a. Vermont Route 14, which property is described as follows:

A 15.68-acre portion of the same land and premises conveyed to John R. Guilmette and Janice Daniels Guilmette by Quitclaim Deed of William T. Collins, Jr., Jayne Daniels Collins dated February 12, 2021, recorded in Book 62, Page 364 of the Greensboro Town Land Records.

Being a part of all the same land and premises conveyed to William T. Collins, Jr., Jayne Daniels Collins, John R. Guilmette and Janice Daniels Guilmette by Warranty Deed of James B. Goodrich, Ezoa C. Goodrich, Rebecca G. Daniels, Lesley D. Moore, Michael Daniels, Elwyn J. Daniels, Jr. and William R. Daniels, dated December 8, 1993 and recorded in Book 17, Page 150 of the Greensboro Land Records.

Also being a part of all the same land and premises conveyed to William T. Collins, Jr., Jayne Daniels Collins, John R. Guilmette, and Janice Daniels Guilmette by Warranty Deed of James B. Goodrich, Ezoa C. Goodrich, Rebecca G. Daniels, Lesley D. Moore, Michael Daniels, Elwyn J. Daniels, Jr. and William R. Daniels, dated December 8, 1993 and recorded in Book 17, Page 153 of the Greensboro Land Records.

This deed relies on a plat by Truline Land Surveyors, Inc., dated April 2022, with plot and certification dates of 03/28/2023 entitled "Subdivision Plan Prepared for John R. John R. & Janice D. Guilmette & Maureen J. Roianov, 1043 Eligo Lake Road, Vermont Route #14 - Greensboro, Vermont" to be recorded prior to or concurrently with this deed as Map Slide 2023-_____ in the Greensboro Land Records (referred to herein as "**Truline Survey 2023**")

The 15.68-acre parcel of land herein conveyed is more particularly described as being a combination of the 15.66-acre Lot 2C depicted on the west side of Eligo Lake Road (Vt. Route 14) together with Lot 1C on the east side of Eligo Lake Road

depicted on said Truline Survey 2023 (which 0.02± acre area was also depicted with 127± feet of road frontage on the east side of Vt. Route 14 and 128± feet of lake frontage in a survey by Russell Brown Land Surveying dated December 2015 and recorded as Map 2016-001 in the Greensboro Land Records).

Pursuant to a Greensboro Town Boundary Line Adjustment Permit # _____, issued _____, 2023, the herein conveyed Lot 1C (0.02 acre) is hereby currently considered merged and combined with Lot 1B, both on the east side of Vt Route 14. Likewise Lot 2C (15.66 acres) depicted on the Truline Survey 2023 is hereby currently considered merged and combined with Lot 2B (0.66 acre) on the west side of Vt Route 14, the latter lot being already owned by Grantee, Maureen J. Roianov (as conveyed to her by Warranty Deed of John R. Guilmette and Janice Daniels Guilmette dated August 17, 2020 recorded in Book _____ at Page _____ of the Greensboro Town Land Records) depicted on the same survey. By acceptance of this deed, Maureen J. Roianov, her successors and assigns, covenant the herein described lots 2C and 2B on the west side of Eligo Lake Road are combined as one parcel of 16.32 acres, which would require a future town subdivision permit in the event any future separation were desired. Lot 2B (0.66 acre) was previously merged with other lands of Roianov (Lot 1B) located on the east side of Vermont Route 14 in the above-referenced August 17, 2020 deed as depicted on the Truline Survey 2023, as well as a plat entitled "Proposed Subdivision of Property Belonging to William Collins, Jr., Jayne Daniels Collins, John R. Guilmette & Janice Daniels Guilmette" dated June, 2015, Project # 15-166 by Russell Brown Land Surveying on record as Map 2015-005 in the Greensboro Town Land Records.

EXCEPTING and RESERVING the following. The herein Grantors, **John R. Guilmette** and **Janice Daniels Guilmette**, specifically *reserve and retain* for themselves and their successors and assigns, a 2.1± acre lot on the west side of Eligo Lake Road depicted on the aforesaid Truline Survey of 2023, namely Lot 2D of 1.41-acres which is enlarged by a 0.69-acre Lot 2F on said Truline 2023 survey. Grantors also reserve and retain for themselves, their successors and assigns, a 0.07± acre area on the east side of Eligo Lake Road with 115± feet of road frontage and 116± feet of lake frontage, said 0.07-acre area on the east side of road being depicted as Lot 1D said herein referenced Truline Survey 2023 as well as on site plans for Wastewater Permit # WW-7-4283-3, which 0.07-acre area was also labeled as a portion of Parcel 3 depicted easterly of Vt. Route 14 in a survey by Russell Brown Land Surveying dated December 2015 already on record as Map 2016-001 in the Greensboro Land Records.

The areas retained by Grantors on the west side of Eligo Lake Road herein depicted as Lot 2D (1.41 acres) and Lot 2F (0.69 acre) are hereby currently considered combined and merged as a single 2.1 acre parcel which parcel is currently subject to a State Wastewater System and Potable Water Supply Permit WW-7-4283-4 and Greensboro Town Boundary Line Adjustment Permit # _____, issued _____, 2023.

By conveyance of this deed, Grantors and their successors and assigns, covenant with Grantee and the Town of Greensboro that the herein described Grantor-retained 0.07± acre area known as Lot 1D on the *east* side of Eligo Lake Road with 115± feet of road frontage and 116± feet of lake frontage (already on record in Map 2016-001 in the Greensboro Land Records), shall not be developed with a residence, but shall remain primarily undeveloped for use as lake and shoreland access with only recreational-related structures such as a dock or decking, boats and related storage, all consistent with and subject to town zoning and state shoreland regulations.

Likewise by acceptance of this deed, Grantee and her successors and assigns, covenant with Grantee and the Town of Greensboro that the herein described 0.02± acre area known as Lot 1C on the *east* side of Eligo Lake Road with 127± feet of road frontage and 128± feet of lake frontage (already on record in Map 2016-001 in the Greensboro Land Records), shall not be developed with a residence, but shall remain primarily undeveloped for use as lake and shoreland access with only recreational-related structures such as a dock or decking, boats and related storage, all consistent with and subject to town zoning and state shoreland regulations.

The herein conveyed property is benefitted by and subject to an easement for a right-of-way to travel across the existing "woods road" or "logging road" from the northern entrance on VT Route 14 generally west and towards the south over several parcels for the purpose of hauling firewood, which right was (a) retained by William T. Collins, Jr., Jayne Daniels Collins, John R. Guilmette and Janice Daniels Guilmette, their successors and assigns, in their Warranty Deed to Adam B. Wilson dated October 26, 2001 recorded in Book 29, Page 140 of the Greensboro Land Records; and (b) conveyed by easement for ingress and egress by James Goodrich and Ezoa Goodrich to William T. Collins, Jr., Jayne Daniels Collins, John R. Guilmette and Janice Daniels Guilmette, their successors and assigns dated July 8, 1999 recorded in Book 25, Page 152 all of the Greensboro Town Land Records.

Notice of permit requirements. In order to comply with applicable state Rules concerning potable water supplies and wastewater systems, a person shall not construct or erect any structure or building on the lot of land herein conveyed if the use or useful occupancy of that structure or building will require the installation of or connection to a potable water supply or wastewater system, without first complying with the applicable rules and obtaining any required permit. Any person who owns this property acknowledges that portions of this property may not be able to meet state standards for a potable water supply or wastewater system and therefore other areas of this property may not be able to be improved." Vermont Wastewater System and Potable Water Supply Rule 1-304 (4).

This conveyance is made subject to and with the benefit of any utility easements, spring rights, easements for ingress and egress and rights incident to each of the same as may appear more particularly of record, provided that this or the prior paragraph shall not reinstate any such encumbrance previously extinguished by the Marketable Record Title Act, Subchapter 7, Title 27, Vermont Statutes Annotated.

Reference is hereby made to the above mentioned deed and survey, to the references and descriptions contained therein, and to the Greensboro Land Records for a more particular description of the land and premises herein conveyed.

TO HAVE AND TO HOLD the property, with all privileges and appurtenances thereof, to Grantee, **Maureen J. Roianov**, an unmarried person, her heirs and assigns, for their own use and benefit forever; and Grantors **John R. Guilmette** and **Janice Daniels Guilmette** covenant with Grantee, **Maureen J. Roianov** and her heirs, successors and assigns, that until the signing of this deed, Grantors are the sole owners of the property, and have good right and title to convey the property in the manner set forth herein, and that the property is free from every encumbrance, except as set forth in herein. And Grantors engage to warrant and defend the property from all lawful claims whatsoever except as herein stated.

IN WITNESS WHEREOF, this deed is executed this _____ day of _____, 2023.

John R. Guilmette

Janice Daniels Guilmette

STATE of VERMONT
COUNTY of CALEDONIA, ss.

On this _____ day of _____, 2023, before me personally appeared **John R. Guilmette and Janice Daniels Guilmette** personally known to me or satisfactorily proven, and they acknowledged this instrument to be their free act and deed.

Notary Public, Print name:
Notary Comm #

Town of Greenmount, VT Planning for Board
 of Selectmen
 A.D. _____
 Date of Meeting: _____
 Date of Decision: _____

S. OVERFIELD
 & M. MULLEGAN
 1762 Main St. North, P.O. Box 891
 Plattsburgh, NY 12055-0891
 V/T 518-564-3811
 F/2023-000-111
 PLAT BY: M. J. L. URG
 DATE: 09-11-2013

S. OVERFIELD
 & M. MULLEGAN
 1762 Main St. North, P.O. Box 891
 Plattsburgh, NY 12055-0891
 V/T 518-564-3811
 F/2023-000-111
 PLAT BY: M. J. L. URG
 DATE: 09-11-2013

LOT 10 INFORMATION -

Lot	Area	Owner	Acres
10	0.54	State of Vermont	0.54
11	0.54	State of Vermont	0.54
12	0.54	State of Vermont	0.54
13	0.54	State of Vermont	0.54
14	0.54	State of Vermont	0.54
15	0.54	State of Vermont	0.54
16	0.54	State of Vermont	0.54
17	0.54	State of Vermont	0.54
18	0.54	State of Vermont	0.54
19	0.54	State of Vermont	0.54

MONUMENTS -

Lot	Description	Acres
1	Lot 1	1.00
2	Lot 2	0.50
3	Lot 3	0.50
4	Lot 4	0.50
5	Lot 5	0.50
6	Lot 6	0.50
7	Lot 7	0.50
8	Lot 8	0.50
9	Lot 9	0.50
10	Lot 10	0.50
11	Lot 11	0.50
12	Lot 12	0.50
13	Lot 13	0.50
14	Lot 14	0.50
15	Lot 15	0.50
16	Lot 16	0.50
17	Lot 17	0.50
18	Lot 18	0.50
19	Lot 19	0.50
20	Lot 20	0.50
21	Lot 21	0.50
22	Lot 22	0.50
23	Lot 23	0.50
24	Lot 24	0.50
25	Lot 25	0.50

STATE OF VERMONT
 1762 Main St. North, P.O. Box 891
 Plattsburgh, NY 12055-0891
 V/T 518-564-3811
 F/2023-000-111
 PLAT BY: M. J. L. URG
 DATE: 09-11-2013

C. & A. PAPIE
 1762 Main St. North, P.O. Box 891
 Plattsburgh, NY 12055-0891
 V/T 518-564-3811
 F/2023-000-111
 PLAT BY: M. J. L. URG
 DATE: 09-11-2013

M. ROLOFF
 1762 Main St. North, P.O. Box 891
 Plattsburgh, NY 12055-0891
 V/T 518-564-3811
 F/2023-000-111
 PLAT BY: M. J. L. URG
 DATE: 09-11-2013

J. & J. GUILMETTE
 1762 Main St. North, P.O. Box 891
 Plattsburgh, NY 12055-0891
 V/T 518-564-3811
 F/2023-000-111
 PLAT BY: M. J. L. URG
 DATE: 09-11-2013

J. & J. GUILMETTE
 1762 Main St. North, P.O. Box 891
 Plattsburgh, NY 12055-0891
 V/T 518-564-3811
 F/2023-000-111
 PLAT BY: M. J. L. URG
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J. & J. GUILMETTE
 1762 Main St. North, P.O. Box 891
 Plattsburgh, NY 12055-0891
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S. OVERFIELD & M. MULLEGAN
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A. JOHNSON
 1762 Main St. North, P.O. Box 891
 Plattsburgh, NY 12055-0891
 V/T 518-564-3811
 F/2023-000-111
 PLAT BY: M. J. L. URG
 DATE: 09-11-2013

1. & J. GUILMETTE
 LOT 2C - 15.86 ACRES
 (TO BE CONVERTED TO
 M. ROLOFF)

1. & J. GUILMETTE
 LOT 2F - 0.69 ACRE
 (TO BE RETAINED)

A. JOHNSON
 1762 Main St. North, P.O. Box 891
 Plattsburgh, NY 12055-0891
 V/T 518-564-3811
 F/2023-000-111
 PLAT BY: M. J. L. URG
 DATE: 09-11-2013

E. & P. BOUARDO
 1762 Main St. North, P.O. Box 891
 Plattsburgh, NY 12055-0891
 V/T 518-564-3811
 F/2023-000-111
 PLAT BY: M. J. L. URG
 DATE: 09-11-2013

J. & J. GUILMETTE
 LOT 2D
 1.41 ACRES
 (TO BE RETAINED)

ZONING INFORMATION -
 Rural Land Overlay
 1762 Main St. North, P.O. Box 891
 Plattsburgh, NY 12055-0891
 V/T 518-564-3811
 F/2023-000-111
 PLAT BY: M. J. L. URG
 DATE: 09-11-2013

LEGEND -
 - LOT 1
 - LOT 2
 - LOT 3
 - LOT 4
 - LOT 5
 - LOT 6
 - LOT 7
 - LOT 8
 - LOT 9
 - LOT 10
 - LOT 11
 - LOT 12
 - LOT 13
 - LOT 14
 - LOT 15
 - LOT 16
 - LOT 17
 - LOT 18
 - LOT 19
 - LOT 20
 - LOT 21
 - LOT 22
 - LOT 23
 - LOT 24
 - LOT 25

NOTES -
 1. THIS PLAT IS PREPARED FOR THE CONVERSION OF THE
 PART OF LOT 2C, CONVEYED TO M. ROLOFF, AND
 ADJACENT TO, AND UNDER THE CONTROL OF, M. ROLOFF.
 2. THE EXISTING ZONING MAP SHOWS LOT 2C AND
 LOT 2D UNDER RURAL LAND OVERLAY ZONING. THE
 CONVERSION OF LOT 2C TO RURAL LAND OVERLAY
 ZONING IS BEING MADE TO REFLECT THE
 ACTUAL USE AND CHARACTER OF THE LAND.
 3. THE BOUNDARIES AND AREA SHOWN ON THIS
 PLAT ARE BASED ON A RECONSTRUCTION OF A
 SURVEY OF THE PROPERTY MADE BY M. ROLOFF
 IN 1998. THE BOUNDARIES AND AREA SHOWN ON
 THIS PLAT ARE BASED ON THE RECONSTRUCTION
 OF THE SURVEY.
 4. ALL CORNER MONUMENTS AND SETBACKS
 SHOWN ON THIS PLAT ARE BASED ON THE
 RECONSTRUCTION OF THE SURVEY.
 5. THIS PLAT IS CERTIFIED THAT IT ACCURATELY
 REPRESENTS THE TRUE AND CORRECT
 RECORD OF THE PROPERTY AND THE RIGHTS
 THEREIN.
 6. THE BOUNDARIES AND AREA SHOWN ON THIS
 PLAT ARE BASED ON THE RECONSTRUCTION OF
 THE SURVEY.
 7. THE BOUNDARIES AND AREA SHOWN ON THIS
 PLAT ARE BASED ON THE RECONSTRUCTION OF
 THE SURVEY.
 8. THE BOUNDARIES AND AREA SHOWN ON THIS
 PLAT ARE BASED ON THE RECONSTRUCTION OF
 THE SURVEY.

CERTIFICATION -
 I, M. J. L. URG, Surveyor, do hereby certify that
 this plat is a true and correct representation of
 the land described herein and of the rights
 therein.
 DATE: 09/25/2023
 M. J. L. URG

JOHN R. & JANICE D. GUILMETTE
 & MAUREEN J. ROLOFF
 VERMONT PUBLIC LAND SURVEYORS, VT
 1762 Main St. North, P.O. Box 891
 Plattsburgh, NY 12055-0891
 V/T 518-564-3811
 F/2023-000-111
 PLAT BY: M. J. L. URG
 DATE: 09-11-2013

Proposed Boundary Line Adjustments ~ Final Property Lines
 Maureen Roilanov John & Janice Guilmette



TRAVERSE
 NORTH 17° 00' 00" W
 45.00 FT.
 NORTH 78° 00' 00" W
 10.00 FT.
 SOUTH 17° 00' 00" E
 45.00 FT.
 SOUTH 78° 00' 00" E
 10.00 FT.



PARTIAL TOWN LINE SURVEY 01-05-005

OVERFIELD & MULLIGAN
62.9 AS
 SURVEY
 2021-012

OVERFIELD & MULLIGAN
 SURVEY
 2021-011
55.05 AS
 (118.8 AS TOTAL)

26.07
 11 AD
 (14 AD TOTAL)
 WILSON TRUST

A. JOHNSON
 11.42 AS
 (11.59 AS TOTAL)
 SURVEYS
 2016-001
 2020-002

26

D. JOHNSON
 2 AC

24
 BRYER
 0.91 AS

WILSON TRUST
 3 AD

30
 0.3 AC
 MOORE

A. JOHNSON
 0.11 AS

0.07 AS
 GUILMETTE & COLLINS
 0.06 AC

GUILMETTE
 19 AD

31.2
 3.8 AD
 (18.2 AD TOTAL)
 BOMBARD
 1.6 AD

PAPINEAU
 (1.62 AS TOTAL)
 INCLUDES HWY
 SURVEY 2015-005

ROJANOV
 (1.02 AS TOTAL)
 INCLUDES HWY
 SURVEY 2015-005

31
 0.11 AS

32
 0.08 AS

VERMONT ROUTE 14

34
 0.7 AC
 DANIELS

35
 0.5 AC
 DANIELS & GUILMETTE

36
 0.91 AS
 SURVEY 2016-009

OVERFIELD & MULLIGAN

SEE INSET

23
 0.15 AC
 MOLLICA

T. JEFFERSON

22
 0.53 AC

E. JEFFERSON

NORTHEAST INVESTMENT PROPERTIES

07-54

07-52

11-01

SURVEY
 01-01-028

(158.7

NORTHEAST 1